WARRANTY DEED

2019-1517

Karen Johnson Davidson County
Batch# 283251 DEEDWARR
09/10/2019 10:27:46 AM 2 pgs
Fees: $13.00 Taxes: $924.63

20190910-0091310

April G. Nichols State of Tennessee Notary Public Williamson County

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th day of August, 2019.

(Affix Seal) Notary Public

My Commission Expires: 6/24/2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Patrick Dillion Tarrants 617 Merrylodge Court Nashville, TN 37207	NEW OWNER	060.00-A-050.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **J Word Properties, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Patrick Dillion Tarrants**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Lot 72, of Pine Ridge Subdivision, Section IV, on Plat of record in Plat Book 6900, page 189, as amended in Plat Book 970, page 102, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to J. Word Properties, LLC fro Leland D. Watts by Warranty Deed dated December 5, 2014 and recorded December 9, 2014 in Instrument #20141209-0112527, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 617 Merrylodge Court, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 26th day of August, 2019

J Word Properties, LLC, By: Jason Word, President

State of Tennessee)
County of Williamson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Jason Word, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member (or other officer authorized to execute the instrument) of Ten Talents, LLC the with in named bargainor, a limited liability company, and that such Managing Member as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Managing Member.

Witness my hand and seal this 26th day of August, 2019.

NOTARY SIGNATURE
Notary Expires: 6-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County